

## SECTION II - USE DISTRICTS

### II-A. TYPES OF DISTRICTS

1. For the purposes of this bylaw and such other bylaws as may apply, the Town of Natick is hereby divided into the following types of Use Districts (to be designated by the appropriate initials and numerals as appear after each type below):

Residential General	R G
Residential Multiple	R M
Residential Single	RS (A to E Inclusive)
Planned Cluster Development	PCD (Art. 1 S.T.M. 6/17/69)
Administrative & Professional	AP (Art. 8 S.T.M. 4/29/75)
Subsidized Housing	SH (Art. 83 A.T.M. 1973)
Downtown Mixed Use	D M
Commercial Two	CII
Drive-in Theatres	D
Industrial One	Ini
Industrial Two	InII
Hospital	H (Art. 9 S.T.M. 1973)
Flood Plain	FP (Art. 73 A.T.M. 1971 & Art. 76 A.T.M. 1973)
Highway Mixed Use - I	HM-I (Art 1 S.T.M. 3/20/79)
Highway Mixed Use - II	HM-II (Art. 3 S.T.M. 3/20/79)
Highway Mixed Use - III	HM-III (Art 1 Fall Session A.T.M. 10/6/81)
Limited Commercial	LC (Art. 6 S.T.M. 3/20/79)
Highway Planned Use	HPU (Art. 1 S.T.M. #3 10/27/81)
Regional Center Overlay District	RC (Art. 7, S.T.M. #1, 2/3/93)
Highway Corridor Overlay District	HC (Art. 7, S.T.M. #1, 2/3/93)

(See Section IV-B for Intensity Regulations)

## II-B LOCATION OF DISTRICTS (Zones)

1. Said districts (Paragraph II-A above) are located and bounded as shown on a map entitled "Zoning Map of Natick, Massachusetts.", on file in the offices of the Town Clerk and Town Planning Board dated February 10, 1960. The Zoning Map, with all explanatory matter thereon, is hereby made a part of this bylaw and shall be re-issued annually by the Planning Board to incorporate such amendments as may be made by Town Meeting action and approved as required by the Attorney General of the Commonwealth of Massachusetts.

(Amended, Art. 25, Fall A.T.M. 1996 - see below) (Amended, Art. 55, Spring A.T.M., 4/17/97 - see below) (Amended, Art. 16, STM #3, 12/15/98 – see below) (Amended, Art. 19, STM #3, 12/15/98 – see below) (Amended, Art. 28, Fall A.T.M., 10/8/98 – see below) (Amended, Art. 25, Fall A.T.M., 10/5/00 – see below)

2. Where a boundary is shown as following a street, railroad or utility, the boundary shall be the center line thereon unless otherwise indicated.

3. Where a boundary is shown outside of a street, railroad or utility and approximately parallel thereto, the boundary shall be deemed parallel to the center line thereof, and the figure placed on the zoning map between the boundary and such line shall be the distance in feet between them, as measured at a right angle from such line unless otherwise indicated.

4. Where a boundary is shown as following a water-course, the boundary shall coincide with the center line thereof as said line existed at the date of the zoning map.

5. Where the location of a boundary line is otherwise uncertain, the Building Inspector shall determine its position in accordance with the distance in feet from other lines as given or as measured from the scale.

6. Where a boundary is shown as following a contour line, this line shall be the contour line of the indicated elevation above mean sea level as shown on all applicable topographic maps of Natick by the Geological Survey, United States Department of the Interior, or any other Town accepted survey map, corrected to the U.S.G.S datum plane. (Art. 73 A.T.M. 1971 & Art. 76 A.T.M. 1973).

7. a. There shall be a Regional Center Overlay District (RC) within the following described area:

BEGINNING at a point in the Natick-Framingham town line at the Northwestern corner of Lot 82 on the Assessors Map 23 of the Town of Natick;

Thence continuing northeasterly along the Natick-Framingham town line until reaching the point where it intersects the southerly property line of the Massachusetts Turnpike Authority;

Thence turning and running easterly along the southerly property line of the Massachusetts Turnpike Authority until reaching the point where it intersects the westerly property line of property of the Commonwealth of Massachusetts;

Thence turning and running along the western property line of property of the Commonwealth of Massachusetts shown as Lots 27 and 26 on the Assessors Map 11 of the Town of Natick until intersecting with the northern right-of-way line of Commonwealth Road, also known as State Route 30;

Thence turning and running westerly along the northern right-of-way line of Commonwealth Road until reaching a point intersecting the easterly property line of the Conrail branch line (formerly known as the Saxonville branch of the Boston and Albany Railroad);

Thence turning and running along the eastern boundary line of the Conrail railroad branch line until intersecting the property line of land of the Commonwealth of Massachusetts on the westerly side of Lake Cochituate at a point on the northerly boundary line, extended, of Lot 10, as shown on Assessor's Map 17 of the Town of Natick;

Thence turning and running in several courses along the northerly and westerly property lines of land of the Commonwealth of Massachusetts, shown as Lot 10 on Natick Assessor's Maps 17 and 25, and the westerly property line, extended, of land of the Commonwealth of Massachusetts shown as Lot 253B on Natick Assessor's Map 25 until intersecting the centerline of Worcester Street (also known as State Route 9);

Thence turning and running westerly along the centerline of Worcester Street until reaching a point in the westerly bound of Speen Street southbound;

Thence turning and running southerly along the westerly bound of Speen St. until reaching a point which is the boundary line between the Commercial II (CII) and the Residential Single (RSA) zoning districts;

Thence turning and running westerly on the southerly boundary of the Commercial II district, from Speen Street until reaching a point in the easterly boundary of the Industrial I district;

Thence turning and running westerly from such point on a line parallel to the center line of Worcester St. until reaching a point in the center line of Strathmore Road;

Thence turning and running southerly and southwesterly along the centerline of Strathmore Road until reaching a point which intersects a line which is an easterly extension of the southerly bound of lot 89I and which is extended from lot 89I to Strathmore Road;

Thence turning and running along such line until reaching a point which is its intersection with the westerly bound of lot 89I;

Thence turning and running along the westerly bound of lot 89I until reaching a point which is its intersection with the southerly bound of lot 89H;

Thence turning and running along the southerly bounds of lots 89H and 89G and continuing westerly on a line which is an extension of the southerly bound of lot 89G until reaching a point which is its intersection with the centerline of Dean Road;

Thence turning and running southerly along the centerline of Dean Road until reaching a point on the centerline of Mercer Road;

Thence turning and running westerly along the centerline of Mercer Road until reaching a point in the easterly property line of Lot 93 (also shown as the Boston Edison Transmission Line property) as shown on Natick Assessors Map 24;

Thence turning and running northerly along the easterly property line of Lot 93, which also becomes the westerly property line of Lot 90Z as shown on Natick Assessors Map 23, until reaching a point in the southerly boundary line of the Commercial II district;

Thence turning and running westerly along the southerly boundary line of the Commercial II district until reaching a point intersecting the southerly property line of Lot 1 as shown on Natick Assessors Map 23; (Art. 5, S.T.M. #2, Oct. 10, 2000)

Thence turning and running in several courses, as follows:

The southerly boundary line of Lot 1 as shown on Natick Assessors Map 23;

The easterly and southerly boundary line of Lot 69A as shown on Natick Assessors Map 23;

The easterly and southerly boundary lines of Lot 70 as shown on Natick Assessors Map 23, to the Point of BEGINNING.

b. There shall be a Highway Corridor Overlay District (HC) within the following described area:

The HC District shall include all parcels, or groups of contiguous parcels whether or not in common ownership, which are:

- zoned Commercial II, Highway Mixed Use (HM-I, HM-II or HM-III), or Highway Planned Use (HPU), or
- in other zoning districts but commercial or business uses are permitted or allowed, have been granted by variance, or were in existence prior to the enactment of the Natick Zoning By-Law.  
(Art. 51, Spring A.T.M., 4/17/97)

any portions of which are located:

- within 200 feet of the northerly or southerly boundary line of Worcester Street (Route 9) from the Wellesley Town Line to a line which is the westerly property line extended of land of the Commonwealth of Massachusetts shown as Lot 253B on Natick Assessors Map 25, and
- within 1300 feet of the easterly, or 200 feet of the easterly or westerly boundary line of North Main Street from the Northerly boundary line of Worcester Street until the center line of Rutledge Road extended, and
- within 200 feet of the easterly or westerly boundary line of North Main Street from the Southerly boundary line of Worcester Street until the center line of Bacon Street;

If, as of January 1, 1992, any portion of a parcel lies within the boundaries as so defined for the Highway Corridor Overlay District, such parcel shall be included within the Highway Corridor Overlay District.  
(Art. 7, S.T.M. #1, 2/3/93) Golden

(t) **Art. 25** Amended "Southwest Quadrant" which are described hereinafter, and which are also located on Natick Assessors Map 40, including all or a portion of Lots 78, 79, 80, 87, 88, 89, 99, 100, 101, 102, 103, 104, and 105; said areas being presently zoned Commercial II, are to be zoned Limited Commercial (LC).

**Art. 55** Amended by changing the zoning classification of the following lots, presently zoned as Industrial I (IN-I) in their entirety, to Residential General (RG):

Town of Natick Assessors' Map 35: Lots 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308 and 309.

Town of Natick Assessors' Map 43: Lots 419, 420, 421, 422, 423, 424, 425A, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 450, 456, 457, 458, 459, 460, 461 and 462A.

**Art. 16** Rezone the land lying in the Residential General (RG) District and located within the following described parcel as shown on Natick Assessors' Maps 31 and 23, into the Residential single A (RSA) District"

BEGINNING at a point which is at the intersection of the northerly right-of-way line of Hartford Street and the westerly right-of-way line of Boden Lane, extended;

Thence turning and continuing northwesterly in a straight line, intercepting lots until reaching a point which is at the intersection of the northerly lot line of Lot 82 shown on Assessors' Map 31 and the Natick-Framingham Town Line;

Thence turning and running southwesterly and southerly along the Natick-Framingham Town Line until reaching a point which is at the intersection of the northerly right-of-way line of Hartford Street with the Natick-Framingham Town Line; and

Thence turning and running along the northerly right-of-way line of Hartford Street until reaching the point of the BEGINNING.

**Art. 19** Rezone the following land fronting on Washington Avenue and being a portion of Lot 451, Assessors' Map 43, from Industrial I (INI) District to the Residential General (RG) District, described as follows:

BEGINNING at the southwesterly corner of Lot 451 at a stone bound and running N 01°35'10" E a distance of one hundred (100.00') feet to a point which is located in another stone bound,

Thence turning and running S 79°48'05" E for a distance of one hundred two (102.00') feet to a point,

Thence turning and running S 00°57'56" W for a distance of ninety and 60/100 (90.60') feet to a point, and

Thence turning and running N 85°06'54" W for a distance of one hundred two (102.00') feet to the point of BEGINNING,

Containing approximately 9,652 square feet of land or otherwise act thereon.

**Art. 28** Rezone the following tract of land presently lying in the Industrial II and Highway Mixed Use I districts, into the RSA District:

"BEGINNING at a point which is at the intersection of the northerly right-of-way line of Worcester St. (also known as State Route 9) and the easterly property line of the Conrail Branch line (formerly known as the Saxonville branch of the Boston and Albany Railroad); then continuing northerly along the easterly property line of the Conrail Branch line until reaching its point of intersection with the northerly right-of-way line of Commonwealth Road (also known as State Route 30); thence turning and running westerly along the northerly right-of-way line of Commonwealth Road until reaching its point of intersection with the westerly property line of the Conrail Branch line ; then turning and running southerly along the westerly property line of the Conrail Branch line until

reaching its point of intersection with the northerly right-of-way line of Worcester St.; and then turning and running along the northerly right-of-way line of Worcester St. until reaching the point of the BEGINNING.”

**Art. 25.** The perimeter of the areas to be zoned Limited Commercial (LC) are described as follows:

BEGINNING at the northeast corner at Evergreen Road and North Main Street and running westerly by the southern line of Evergreen Road to the western boundary line of Lot 16A on Assessors Map 12, thence turning and running

SOUTHERLY along the western boundary line of Lots 16A and 15 on Assessors Map 12 to its meeting point with the northern boundary line of Lot 8 on said map; thence turning and running

EASTERLY along the northern boundary line of Lot 8 of said map; thence turning and running

SOUTHERLY along the eastern boundary line of said Lot 8; thence running

SOUTHERLY along the western boundary lines of Lots 14, 13 and 12 of said map to the northern line of Lowell Road; thence turning running

EASTERLY along the northern line of Lowell road to the western line of North Main Street; thence turning and running

NORTHERLY along the western line of North Main Street to the point of beginning.